



# DEPARTMENT OF PLANNING AND BUILDING

## Monthly Activity Report

August 2009

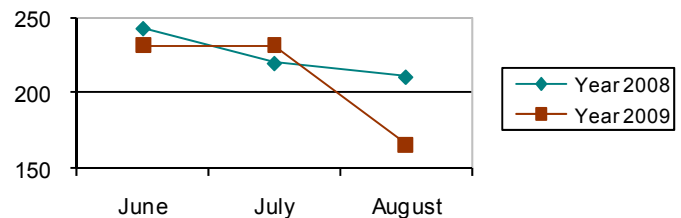
### Monthly statistics at a glance

#### Building Permit Activity

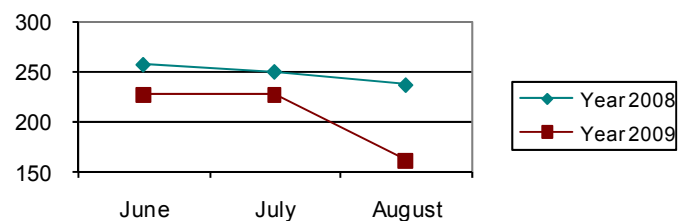
We started the 09-10 fiscal year with a small increase in the number of new applications. Permit numbers are still lower overall than in FY 07/08. This is a clear reflection of the overall housing and development market.

Although the month of August showed a steep decrease in the number of permits submitted and issued, past months showed that permit activity remained steady from FY 08/09. This was showing that the downward trend may have flattened out. However, if the trend of activity in August continues, it could mean that permit activity is still decreasing.

Building Application Intake



Building Permits Issued

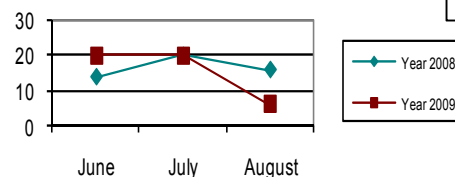


#### Land Use Permit Activity

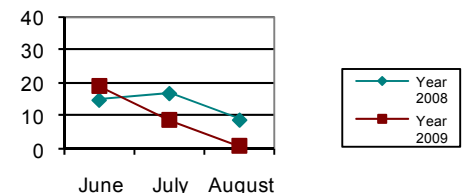
New applications for land use and land division permits are also leveling out. Land use and land division applications have seen less of a decrease than what we have seen in construction activity, although new subdivision applications did decrease significantly in August.

Land use and land division applications are typically required prior to construction. We still believe that many applicants are getting necessary approvals to be ready to construct when the market begins to turn around.

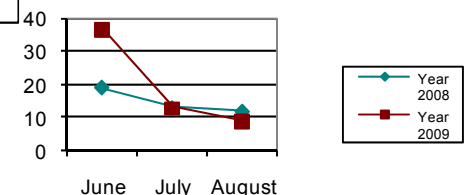
Environmental Document Issued



Subdivision Application Intake



Land Use Application Intake



August 2009

## Building Permit Activity

BUILDING PERMITS ISSUED	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	17	32	46 (46 DU*)	91 (DU)	(49%)
Multi-Family	0	2	1 (0 DU)	3 (11 DU)	67%
Commercial/Public	7	7	15 (1 DUMU)	18 (0 DUMU)	(17%)
Residential Adds/Alts	36	43	64	95	(32%)
Commercial Adds/Alts	4	10	5	21	(76%)
Grading	5	13	10	19	(47%)
Demolitions	7	5	14 (10 DU)	20 (13 DU)	(30%)
Miscellaneous	85	125	164	220	(25%)
<b>TOTAL PERMITS ISSUED</b>	<b>161</b>	<b>237</b>	<b>319</b>	<b>487</b>	<b>(34%)</b>
ISSUED PERMIT VALUATION	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	%Increase (Decrease)
Single-Family	4,075,845	4,892,434	11,819,576	16,011,494	(26%)
Multi-Family	0	502,403	6,063	1,616,107	(99%)
Commercial/Public	504,214	1,388,729	1,317,323	3,987,315	(67%)
Residential Adds/Alts	1,734,528	864,835	2,837,843	2,173,301	31%
Commercial Adds/Alts	1,206,142	181,058	1,274,142	515,917	147%
Demolitions	5,192	9,310	27,483	666,024	(96%)
Miscellaneous	1,885,859	3,525,337	24,739,178	6,978,022	254%
<b>TOTAL VALUATION</b>	<b>9,411,780</b>	<b>11,364,106</b>	<b>42,021,608</b>	<b>31,948,230</b>	<b>31%</b>
BUILDING APPLICATION INTAKE	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	8	19	24 (24 DU)	31 (DU)	(22%)
Multi-Family	0	1	1 (0 DU)	1 (DU)	0%
Commercial/Public	5	7	13 (0 DUMU)	22 (0 DUMU)	(41%)
Residential Adds/Alts	27	42	52	90	(42%)
Commercial Adds/Alts	3	16	9	27	(67%)
Demolitions	8	6	14 (10 DU)	18 (12 DU)	(22%)
Grading	9	9	13	17	(23%)
Miscellaneous	106	111	209	225	(7%)
<b>TOTAL APPLICATION INTAKE</b>	<b>166</b>	<b>211</b>	<b>335</b>	<b>431</b>	<b>(22)%</b>
BUILDING PERMITS FINAL	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	33	50	61 (DU)	107 (DU)	(43%)
Multi-Family	1	1	1 (DU)	1 (DU)	0%
Commercial/Public	9	11	17 (0 DUMU)	22 (0 DUMU)	(23%)
Residential Adds/Alts	50	69	89	138	(35%)
Commercial Adds/Alts	7	8	13	29	(55%)
Demolitions	6	14	15 (8 DU)	26 (15 DU)	(42%)
Grading	11	13	23	31	(26%)
Miscellaneous	105	108	187	253	(26%)
<b>TOTAL PERMITS FINAL</b>	<b>222</b>	<b>274</b>	<b>406</b>	<b>607</b>	<b>(33%)</b>

August 2009

## Public Contact

Client Contacts:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Appointments	59	47	115	90	28%
Walk-In Clients	1,166	1,226	2,387	2,499	(4%)
Letters, Emails, Etc	336	379	677	763	(11%)
Pre-Application Meetings	3	9	9	16	(44%)
Public Information Phone Calls Returned	590	698	1,240	1,351	(8%)

## Website Public Information Services

Average Website Hits Per Day:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
GIS Inter-Active Website	91	141	101	132	(23%)

## Building Workload

Building Activity:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Number of Inspection Stops	1,109	1,557	2,293	3,305	(31%)
Number of Plan Checks Completed	442	484	884	1,037	(15%)
Automated Inspection Scheduling	756	1,036	1,551	2,302	(33%)
Average Processing Time	4 weeks	5 weeks	4 weeks	5 weeks	(20%)
Fast Track to First Review	10 days	14 days	12 days	14 days	17%

August 2009

## Environmental Documents Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
<b>Private Projects:</b>					
Negative Declarations/Mitigated Negative Declarations	5	7	11	13	(15%)
Exemptions (Categorical and Gen- eral Rule)	1	8	5	21	(76%)
<b>County Projects:</b>					
Negative Declarations/Mitigated Negative Declarations	0	1	0	2	(100%)
Exemptions (Categorical and Gen- eral Rule)	0	0	0	0	0%
EIR's in process	31	21	31	26	17%

## Appeals Received

	This Month	Same Month Last Year	F/& 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Negative Declaration	0	0	0	7	(100%)
Planning Commission Decisions	16	0	16	2	700%
Subdivision Review Board Decisions	1	0	1	0	100%
Hearing Officer Decisions (PDH)	0	2	1	3	(67%)

## Code Enforcement Case Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Cases Initiated	51	89	98	136	(28%)
Cases Closed	37	55	86	76	13%
Average Time to Resolve	97	139	99	139	(28%)
% of Proactive Cases	51%	67%	56%	57%	(1%)
Vehicles Towed	3	1	7	10	(30%)
Vehicle Inspections	12	12	21	12	75%
Notice of Violation	12	1	19	20	(5%)

August 2009

## Planning Application Submittals

New Applications Submitted:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Ag Preserves	2	0	7	0	700%
General Plan/Ordinance Amendments	0	0	0	2	(100%)
LAFCo Referrals	0	0	0	0	0%
Conditional Use Permits/Development Plans	0	3	1	7	(86%)
Minor Use Permits	7	8	9	15	(40%)
Variances	0	0	0	0	0%
Site Plans	2	1	2	2	0%
Curb, Gutter & Sidewalk Waivers	0	0	1	1	0%
Grading Permits (for Environmental Review)	6	2	7	3	133%
Tract Maps	0	0	0	0	0%
Tract Maps/Conditional Use Permits/Development Plans	0	1	0	1	(100%)
Parcel Maps	1	3	1	4	(75%)
Parcel Maps/Conditional Use Permits/Development Plans	0	0	0	0	0%
Receiving Site/Map	0	0	0	0	0%
Lot Line Adjustment	0	1	1	2	(50%)
Road Exception Request	0	0	0	0	0%
Public Lots	0	0	0	0	0%
Certificates of Compliance/Conditional Certs	0	0	1	3	(67%)
Voluntary Mergers	1	5	2	9	(78%)
Road Naming	1	1	2	1	100%
Road Abandonment	0	0	0	0	0%
<b>TOTAL NEW APPLICATIONS</b>	19	25	34	50	(32%)

August 2009

## Planning Public Hearings Appearance Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
<b>Board of Supervisors — Total</b>	<b>11</b>	<b>18</b>	<b>25</b>	<b>28</b>	<b>11%</b>
General Plan/Ordinance Amendments	3	6	4	8	(50%)
Agricultural Preserves	0	0	0	0	0%
Appeals	5	4	9	5	80%
Other Items	1	4	2	6	(67%)
Consent Items	2	4	10	9	11%
<b>Planning Commission — Total</b>	<b>7</b>	<b>10</b>	<b>7</b>	<b>23</b>	<b>(26%)</b>
Conditional Use Permit/Dev Plans	1	4	3	5	(40%)
Minor Use Permits	0	0	0	0	0%
Variances	1	0	1	0	100%
Tract Maps	0	2	0	7	(100%)
General Plan/Ordinance Amendments	2	0	7	2	250%
Appeal	0	0	0	0	0%
Consent Items (time ext, GP conformity re- ports, AG Preserves)	3	4	6	9	(33%)
<b>Subdivision Review Board — Total</b>	<b>3</b>	<b>4</b>	<b>9</b>	<b>18</b>	<b>(50%)</b>
Parcel Maps	3	1	5	5	0%
Lot Line Adjustments—Coastal	0	0	0	0	0%
Conditional Certificates	0	0	0	0	0%
Consent Items (time ext, public lots)	0	3	2	11	(82%)
<b>Planning Department Hearings — Total</b>	<b>7</b>	<b>13</b>	<b>21</b>	<b>22</b>	<b>(5%)</b>
Minor Use Permits:					
Residential Single Family	1	2	4	2	100%
Residential Additions	4	2	7	6	17%
Residential Multi Family	0	0	0	0	0%
Commercial/Industrial/Office	0	0	0	0	0%
Miscellaneous	2	7	10	11	(9%)
Road Names	0	0	0	0	0%
Lot Line Adjustments—Inland	0	2	0	3	(100%)
Appeal of Admin Fine	0	0	0	0	0%
<b>Airport Land Use Commission — Total</b>	<b>3</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0%</b>
Projects Reviews	3	5	5	5	0%
<b>TOTAL ALL PROJECTS</b>	<b>31</b>	<b>50</b>	<b>77</b>	<b>96</b>	<b>(20%)</b>